



RELOCATION AND RENT ASSISTANCE

Focus on technical assistance, business incubation programs and reestablishing the Everett Chamber of Commerce

Economic Alliance Snohomish County (EASC) requests \$300,000 in American Recovery Plan Act (ARPA) funds for office relocation and rent assistance for two years. This request also supports our intention to reestablish the Everett Chamber of Commerce, providing expanded services and coordination of economic development activities for the Everett small business community.

Economic Alliance Snohomish County (EASC) works to connect businesses to valuable relationships and resources, drive business and community initiatives to improve our region, and advocate for business with a unified voice.

As the largest regional chamber and economic development organization in Snohomish County, EASC works on behalf of our members to advocate for sound public policy that fosters business development, job creation and community growth throughout Snohomish County. Our mission is to lead economic growth through collaboration with the leadership in our communities and by providing a business-friendly environment where companies can thrive.

EASC convenes, coordinates, facilitates, and leads economic development efforts that:

- Drive the creation of a highly skilled workforce that meets the future needs of employers
- Increase the number of jobs
- Grow our residents' average household income
- Support innovation through the creation and growth of entrepreneurship and business start-ups
- Expand area businesses through increased access to information and resources that will lead to greater customer exposure and greater success
- Retain local companies
- Assist local companies in expanding; and
- Recruit new companies within targeted industry clusters

In 2011, the Economic Development Council of Snohomish County, the Everett Chamber of Commerce, and the South Snohomish County Chamber of Commerce merged to create Economic Alliance Snohomish County. These three organizations knew their combined efforts would be strengthened to further drive Snohomish County's economic vitality. The office location in South Everett was chosen as the most equitable for the merging organizations.

It wasn't long before the Everett Chamber and the South County Chamber (now known as the Lynnwood Chamber) reemerged as their own separate organizations again. Unfortunately, the Everett Chamber folded again in 2012.

Fast forward to March 2020. COVID-19 hit, and it hit hard.

EASC was one of the many chambers and non-profit organizations nationwide that found their business thrown into a state of uncertainty. During the pandemic, EASC had two interim CEOs and laid off most of our staff. With the best of intentions, one interim CEO signed a new 10-year lease at our current location in South Everett – not knowing that EASC intended to move to downtown Everett to improve accessibility to our businesses, reestablish the Everett Chamber of Commerce, and enhance our presence for our investors who rely on us for advocacy and leadership.

We have spent years building a solid community here in South Everett, but we need to move on for the good of our organization. We are excited about creating a downtown presence where we can delight international dignitaries and delegations, site selectors, CEOs, business development leaders, and local, county, state, and federal officials. A downtown Everett location will also provide us a better opportunity to connect with the business community by providing an accessible space where people can come together to learn how they can do business better in Snohomish County, whether they're an entrepreneur dreaming up their first idea or an established business looking for new opportunities.

The site we have identified for relocation is 2822 Colby Avenue, also known as Pioneer Place. This location has many advantages including:

- Prime location. At the heart of Hewitt and Colby, EASC would be an anchor tenant providing foot traffic and economic vitality to the downtown core.
- A new home for the reestablished Everett Chamber of Commerce
- Large conference rooms for EASC investor and community board meetings
- Incubator space for business technical assistance
- A Sky Lounge for hosting networking meetings and community events
- An outside patio for hosting networking meetings and community events

Our activities and advocacy initiatives have helped to attract start-ups and angel investors as well as dreamers, makers and doers who are interested in starting new businesses. With offices in downtown Everett, EASC can better provide the technical assistance programs we are known for, such as:

- Business plan review
- Mentoring
- Financial Literacy/Credit Counseling
- Specialized Coaching
- Business Incubation
- Business Training

Everett Chamber of Commerce

EASC has an opportunity to reestablish the Everett Chamber of Commerce. At its peak, the chamber had over 700 members and an established reputation of sound advocacy on behalf of its investors. The new Everett Chamber will bring companies together to collaborate, offer resources and support, and work together to attract new customers and investment. Our partners at Engage Everett will provide networking opportunities, and EASC partners will offer business-related technical assistance. Though the Everett Chamber will represent both north and south Everett businesses, the desired downtown location is still more accessible than our current site.

EASC needs to move forward with what we feel is best for the organization and our investors. We have tried to negotiate with our landlord, SmartCap to terminate our lease but have been unsuccessful. We have seven years remaining - but our identified location at Pioneer Place is a much better fit for our needs. We are currently negotiating with other organizations who are considering moving into our space, but we must maintain our established momentum to secure the Pioneer Place location.

We expect to find a tenant for our South Everett location well before the two-year period but ask for a two-year commitment as the real estate climate is slowing, and office space in Snohomish County has a large inventory of availability. In the event we can sublease our space, we would apply the funds to support the Everett Chamber of Commerce.

We are committed to engaging and partnering with the City of Everett to make our downtown presence a vibrant, inclusive, connected, and thriving place. Using these funds for office relocation and rent assistance to provide incubation space for small businesses and technical assistance fits the American Recovery Plan Act's intent and will positively impact our organization and the community.

Thank you for considering our request.

PIONEER PLACE



Available Suites:	USF	RSF	Price:
100: Lower Level	4,678	5,582	\$10.00/RSF + OE
200: Street Level	3,987	4,758	\$16.00/RSF + OE

Location Advantages:

- Nearby Government Partners: City, County, Port
- Nearby Learning Centers: WSU & ECC campus
- Potential Collaborators: The Lab & DEA
- Arts District: ICM, Schack, Village Theater, Sculpture Garden, Murals
- Festivals & Events: AOTW Arena, Sorticulture, Fresh Paint, Everett 3 on 3, FunKon, Etc.
- Nearby Business Partners: Funko, Banking, Investment, Engineering, Etc.
- Everpark Garage & Transit Access

Building Advantages:

- Sky Lounge for hosting networking meetings and community events
- Outside Patio for hosting networking meetings and community events
- Opportunity to create upscale meeting and classroom spaces
- Recently remodeled, ADA accessible, and access controlled
- Local ownership and property management

